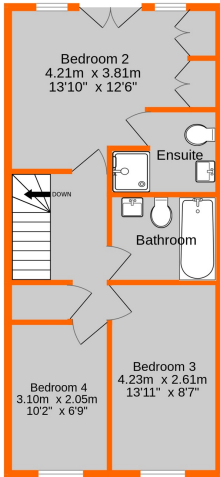
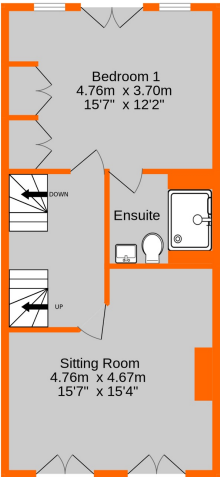
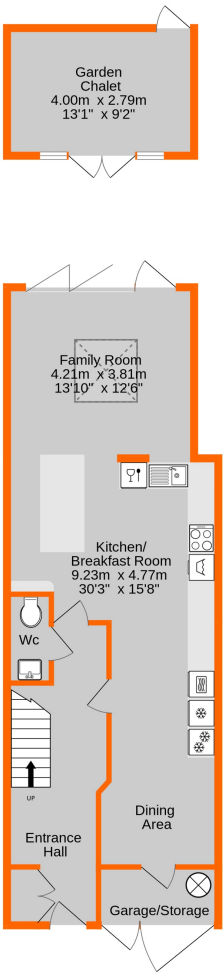


Ground Floor
66.3 sq.m. (714 sq.ft.) approx.

1st Floor
49.0 sq.m. (527 sq.ft.) approx.

2nd Floor
50.1 sq.m. (540 sq.ft.) approx.



Garden Chalet Sq.M Not Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 165.4 sq.m. (1781 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



Viewing by appointment with our Park Langley Office - 020 8658 5588

75 St Martins Lane, Langley Park, Beckenham BR3 3XU

£1,000,000 Freehold

- Gated development with 24 hour security
- Four bedrooms and three pristine bathrooms
- Impressive kitchen with large breakfast area
- Larger landscaped garden with sunny aspect
- Prestige location near Langley Park Schools
- Re-modelled and extended ground floor
- Lovely family room has bi-fold doors to garden
- Garden room presented as entertaining space

www.proctors.london

George Proctor & Partners trading as Proctors



Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.
For further details please visit our website - www.proctors.london

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75 St Martins Lane, Langley Park, Beckenham BR3 3XU

Spectacular town house in the exclusive Langley Park gated development with 24 hour security, situated close to Langley Park Schools and Unicorn Primary. These properties offer great accommodation for families but this one has been improved to another level with FULL WIDTH EXTENSION and FULLY LANDSCAPED GARDEN, enjoying sunny south westerly aspect with GARDEN ROOM to far end appointed to offer additional entertaining space. Extension provides a lovely family room beyond the fitted kitchen that now incorporates much of the original garage as a breakfast area, all having underfloor heating. Delightful sitting room, FOUR BEDROOMS, THREE IMMACULATE BATHROOMS and cloakroom off hall. The redesign and investment in this property sets it apart from the norm and buyers will enjoy this high specification property that is beautifully presented throughout.

Location

The gated entrance to Langley Park, off South Eden Park Road, is manned 24 hours a day providing extra security. Within the development there are beautiful park like grounds including the area at the end of Nightingale Square. A pedestrian gate gives direct access from Langley Park to Park Langley Tennis Club and another gate can be used to shorten the walk to Unicorn Primary School, Eden Park station and the Langley Park Secondary Schools. Local shops are available on Wickham Road, by the Langley Park roundabout, with Kelsey Park beyond. Each property within the development pays a maintenance charge to the appointed management company (OM Property Management) for the upkeep of the communal areas, gate security etc.



Ground Floor

Entrance Hall

6.88m x 2.3m (22'7 x 7'7) includes cupboard beneath stairs and coat cupboard, covered radiator, herringbone wood finish flooring

Cloakroom

2.02m x 0.98m (6'8 x 3'3) white low level wc, wall tiling above wash basin with cupboard beneath, tiled floor, covered radiator

Kitchen/Breakfast Room

9.23m max x 4.77m (30'3 x 15'8) base cupboards and large drawers beneath quartz work surfaces plus Bosch integrated dishwasher and washing machine, 1½ bowl stainless steel sink with triflow mixer tap, cooker hood above Neff touch control Induction hob, island breakfast bar with cupboards beneath, full height integrated fridge and upright fridge/freezer, Bosch built in electric double oven and combination microwave, tiled floor with underfloor heating extending to DINING AREA with upright radiator, wall cupboards, door to shortened garage

Family Room

4.21m x 3.81m max (13'10 x 12'6) wide opening to kitchen/breakfast room, tiled floor with underfloor heating, contemporary wall mounted electric fire, two upright radiators, large double glazed roof lantern with fitted blind, double glazed bi-fold doors to garden

First Floor

Landing

3.56m max x 2.36m max (11'8 x 7'9) includes stairs to second floor, glass balustrade, covered radiator,

Sitting Room

4.76m max x 4.67m max (15'7 x 15'4) hardwood floor, two covered radiators, contemporary fitted electric fire, two sets of double glazed doors both with Juliet balconies to front overlooking Nightingale Square

Bedroom 1

4.76m max x 3.7m (15'7 x 12'2) includes pair of built in double wardrobes, hardwood floor, two radiators, double glazed windows beside double glazed doors with Juliet balcony overlooking garden

En Suite Shower Room

2.27m max x 1.97m max (7'5 x 6'6) includes large shower cubicle with glazed sliding door, white low level wc, wash basin with drawers beneath, wall tiling, radiator, tiled floor

Second/Top Floor

Landing

3.56m max x 2.06m max (11'8 x 6'9) includes stairs and large shelved cupboard, trap with ladder to loft, covered radiator

Bedroom 2

4.77m max x 3.69m max (15'8 x 12'1) includes pair of built in double wardrobes, hardwood floor, two radiators, double glazed windows beside double glazed doors to Juliet balcony to rear

En Suite

2.27m max x 1.89m max (7'5 x 6'2) includes shower cubicle with glazed hinged door, white low level wc and wash basin with drawers beneath, wall tiling, radiator, shaver point, tiled floor

Bedroom 3

4.231m x 2.61m (13'11 x 8'7) radiator beneath double glazed window to front

Bedroom 4

3.1m x 2.05m (10'2 x 6'9) radiator, double glazed window to front

Family Bathroom

2.59m x 1.93m max (8'6 x 6'4) white panelled bath with mixer tap and hand shower having hinged screen over, low level wc, wash basin with drawers beneath, wall tiling, radiator, shaver point, tiled floor

Outside

Storage Room

1.33m x 2.59m (4'4 x 8'6) two part hinged door from driveway, light and power, large pressurised hot water cylinder

Rear Garden

about 14.5m (48ft) to include chalet building - enjoys the afternoon sunshine with westerly aspect, paved area with external lights, power points and water tap to rear of house, garden beyond has composite decking to minimise maintenance

Garden Chalet

4m x 2.79m (13'1 x 9'2) fully plastered with wood finish flooring and L-shaped bar, light and power, door to rear accessing shallow storage area with gate to rear pathway leading to gate by entrance to Langley Waterside shortening the walk to Eden Park Station

Additional Information

Maintenance Charge

All the properties on Langley Park built by Laing Homes pay a service charge for the development including the upkeep of the communal grounds and 24 hour gate security - current charge is £2,111.23 for year 1 December 2024 to 30 November 2025.

Council Tax

London Borough of Bromley - Band F
Please visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile

To check coverage please visit
checker.ofcom.org.uk/en-gb/broadband-coverage
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